SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING 9:00 A.M., DECEMBER 10, 2009 CITY ADMINISTRATION BUILDING COUNCIL CHAMBERS 202 C STREET, 12TH FLOOR

NOTE:

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.

Those items with an asterisk (*) will include consideration of the appropriate environmental document.

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn @ 12:30 to Conference Room A, located on the 12th floor next to the Council Chambers, and reconvene @ 1:30.

ITEM-1:

ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING.

NOTE: 3 MINUTE TIME PER SPEAKER.

ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.

The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with the Manager's recommendation as stated in the Report to Planning Commission.

ITEM-4: **DIRECTOR'S REPORT.**

ITEM-5: **COMMISSION COMMENT.**

ITEM – 6: Continued from October 15, 2009 and November 19, 2009

*QUINCE STREET – PROJECT NO. 149813

City Council District: 2 Plan Area: Uptown

Staff: Renee Mezo

The Quince Street project is a Process 5 recommendation to the City Council and includes a Public Right-of-Way Vacation for a portion of West Quince Street and a Rezone for 2965 Front Street from RS-1-2 to RS-1-7. The Public Right-of-Way Vacation would be for West Quince between Front Street and 1st Avenue. The project site is located within the RS-1-2 Zone, the Airport Influence Overlay Zone, the FAA Notification Area, the Residential Tandem Packing Overlay Zone and the Transit Area Overlay Zone within the Uptown Community Plan. A Negative Declaration, No. 149813 was prepared in accordance with the California Environmental Quality Act. Report No. – PC-09-083

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the project

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project

ITEM – 7: *AZTEC COURT APARTMENTS – PROJECT NO. 165908

City Council District: 7 Plan Area: College Area Community

Staff: John S. Fisher

Aztec Court Apartments proposes demolition of three single family structures and development of a 24 unit apartment building on a 0.38 acre site within the College Area Community Plan area. The project requires certification of Mitigated Negative Declaration No. 165908 and adoption of a Mitigation Monitoring and Reporting Program. Adoption of a ordinance to rezone the parcel at 6237 Montezuma Road from RM-1-1 zone into the RM-3-9 zone, Approval of a College Area Community Plan amendment to change the land use designation on the property at 6237 Montezuma Road from Low Medium Residential to High Residential and Approval of a Site Development Permit. Report No. – PC-09-095

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project.

ITEM – 8: VERIZON – SAN DIEGO ZOO – PROJECT NO. 193202

City Council District: 3 Plan Area: Uptown

Staff: Karen Lynch-Ashcraft

Conditional Use Permit for an existing, expired wireless communication facility consisting of the replacement of six of the twelve existing panel antennas with similar sized antennas and replacement of two of the existing equipment cabinets on the roof top of the condominium building located at 666 Upas Street in the MCCPD-MR-400 zone of the Uptown Community Planning area. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301. Report No. – PC-09-089

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: T-MOBILE JOHNSON RESIDENCE – PROJECT NO. 129009

City Council District: 3 Plan Area: Mid City Kensington

Staff: Alex Hempton

This project is an application for a Conditional Use Permit and Site Development Permit for a Wireless Communication Facility. The facility is existing, consisting of two twenty-foot tall poles supporting two antennas each. Equipment associated with the antennas is located adjacent to the poles. The facility will be painted to better blend in with the surrounding landscape and additional planting is proposed. This project is located in the Mid City Kensington community at 4770 Norma Drive. Report No. – PC-09-090

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.